

Zoning Ordinance Amendment – Buffers

AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF CHESTERFIELD, 1997, AS AMENDED, BY AMENDING AND RE-ENACTING SECTIONS 19-520, 19-522 and 19-523 OF THE ZONING ORDINANCE RELATING TO BUFFERS

BE IT ORDAINED by the Board of Supervisors of Chesterfield County:

(1) *That Sections 19-520, 19-522 and 19-523 of the Code of the County of Chesterfield, 1997, as amended, is amended and re-enacted to read as follows:*

Secs. 19-520. Purpose and intent.

- (a) Buffers shall be designed to provide a horizontal distance and open space between certain uses; preserve vegetation; provide transition and separation; reduce noise and glare; ~~and/or~~ maintain privacy, and/or preserve existing forested vistas adjacent to arterial roads. Buffers shall provide intermittent visual separation between uses.

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Secs. 19-522. Buffer and screening requirements.

- (a) Buffers: Buffers shall be provided as shown on the buffer width matrixes in section 19-523. Landscaping shall be accomplished within required buffers as follows:

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- (5) A 200-foot buffer shall consist of an unbroken strip of open space and shall be planted at three times the density of perimeter landscaping C.

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Secs. 19-523. Buffer width matrix.

- (a) Buffers between adjacent properties: The required width of buffers shall be determined from the following matrix. The left column of the matrix represents the zoning of the lot on which the buffer must be provided and the top column of the matrix represents the zoning district of property contiguous to the zoning lot. The interior numbers in the matrix represent the width in feet of the required buffer on the zoning lot. However, whenever the primary use on a parcel zoned O, C or I is a single family residential subdivision, adjacent parcels shall be required to apply the buffer matrix below as though the property is residentially zoned.

BUFFER WIDTH MATRIX

	A*	R-7/88 R-TH/R-MF MH Districts
A*	+	+
R-7/88	+	+
R-TH/R-MF	+	50**
MH Districts	+	50**
O-1	+	40
O-2	+	50
C-1	+	40
C-2	+	50
C-3	+	75
C-4	+	75
C-5	+	100
I-1	100	100
I-2	100	100
I-3	100	100

*Note: In all zoning districts except industrial zoned districts, buffers are only required adjacent to property zoned "A" when the property is vacant and its designation on the comprehensive plan is for residential uses. Property zoned I-1 through I-3 require a buffer when adjacent to property zoned "A" that is occupied by a residential use or the property is designated on the comprehensive plan for residential use.

**Note: Where property zoned R-7 through R-88 is adjacent to property zoned R-TH, R-MF, or MH, a buffer shall be required on the R-TH, R-MF, or MH property. No buffers are necessary between any single-family residential districts unless required by the board of supervisors, planning commission (modification to development standards and requirements only) or board of zoning appeals.

b. Buffers adjacent to streets: The required width of buffers shall be determined from the following matrix.

	<u>Arterial Streets</u>	
<u>Upper Swift Creek Plan area</u>		
<u>R-7/88/R-TH</u>	<u>200</u>	
<u>Other areas</u>		

<u>R-7/88/R-TH</u>	<u>50</u>	
	<u>Collector Streets</u>	
<u>R-7/88/R-TH</u>	<u>35</u>	
	<u>Residential</u> <u>Collector Streets</u>	
<u>R-7/88/ R-TH</u>	<u>30</u>	
	<u>Local streets to</u> <u>negate double</u> <u>frontage condition</u>	
<u>R-7/88/R-TH</u>	<u>20</u>	

(2) *That this ordinance shall become effective immediately upon adoption.*